

**APPROVED**  
**MINUTES OF THE REGULAR MEETING OF THE**  
**ALAMEDA REUSE AND REDEVELOPMENT AUTHORITY**

**Wednesday, March 1, 2006**

**2-A**

**The meeting convened at 7:25 p.m. with Chair Johnson presiding.**

**1. ROLL CALL**

Present: Beverly Johnson, Chair of Alameda  
Doug deHaan, Boardmember, City of Alameda  
Frank Matarrese, Boardmember, City of Alameda  
Marie Gilmore, Boardmember, City of Alameda

Absent: Tony Daysog, Boardmember, City of Alameda  
(Member Daysog was present for the Closed Session meeting by telephone)

**2. CONSENT CALENDAR**

2-A. Approval of the minutes of the Regular Meeting of February 1, 2006.

2-B. Recommendation to Approve the Naval Air Museum (ANAM) Sublease at Alameda Point.

2-C. Authorize the Executive Director to execute a Grant Agreement with Metropolitan Transportation Commission (MTC) for a \$221,000 Station Area Planning Grant for Alameda Point and to Execute a Funding Agreement with the Alameda County Transportation Improvement Agency (ACTIA) for \$25,415 to Provide Matching Local Funds for the MTC grant.

**Approval of 2-A and 2-C was motioned by Member Matarrese, seconded by Member Gilmore and passed by the following voice vote: Ayes – 4; Noes – 0; Abstentions – 0.**

Item 2-B. was pulled by Chair Johnson for discussion because a speaker slip was submitted by Barbara Baack of the ANAM. Leslie Little, Development Services Director, gave a brief explanation that this item was presented to the ARRA at its regular meeting on June 1, 2005 at which time staff was recommending a short-term agreement. At that time, staff was instructed by the Board to renegotiate to extend the term of the lease and include performance requirements in the lease. The lease presented tonight for Building 77 is for 10 years with one 5-year renewal option.

Chair Johnson requested that the Board review the performance standards before moving forward with the lease. Barbara Baack of ANAM reiterated to the Board that the performance metrics in question has already been submitted by ANAM, along with the proposed lease, to the Development Services Department. Details of the performance measures were not included in

the staff report, however; so the Board requested that this item be continued to the next meeting with the performance measures included.

### **3. REGULAR AGENDA ITEMS**

**None.**

### **4. ORAL REPORTS**

4-A. Oral report from Member Matarrese, RAB representative.

Member Matarrese was unable to attend the meeting, so there was no report.

### **5. ORAL COMMUNICATIONS, NON-AGENDA (PUBLIC COMMENT)**

There was one speaker slip from Richard Rutter of the AAPS. Mr. Rutter discussed the BOQ Tour he took with Member Matarrese on February 23, 2006. The tour was also attended by Chris Buckley of the AAPS, Elizabeth Johnson and Andrew Thomas of the City, and Mike Hampen of PM Realty Group.

Mr. Rutter presented several photos taken of the BOQ which showed extensive vandalism and deterioration of several buildings. Security is a major problem and there needs to be better measures and more resources towards securing these buildings. Mr. Rutter made a plea that the BOQ is a good candidate for adaptive reuse, but that it has become an attractive nuisance.

### **6. COMMUNICATIONS FROM THE GOVERNING BODY**

Member Matarrese thanked staff for the BOQ Tour. He stated that his purpose for taking the tour was to see for himself whether the BOQ is worth restoring, as proposed in the PDC. He expressed concern about the security of the buildings and that the BOQ has become an attractive nuisance that someone could get hurt in if we're not careful. He mentioned a previously existing security/surveillance system in the buildings. Leslie Little explained that the equipment Member Matarrese was referring to was missing or stolen. Member Matarrese's primary concern is to increase police patrol, and, secondarily, it should be discussed by the appropriate commissions and boards on whether to maintain the BOQ building or not. He further stated that it should be considered rather soon and not let it deteriorate further. Ms. Little discussed some of the strategies being developed by the Development Services Dept., PM Realty and the APD regarding increasing security.

Member deHaan's real concern is assessment of the buildings that we want to retain for adaptive reuse.

Member Matarrese requested that these security issues be addressed at the next ARRA meeting. Executive Director, Debra Kurita, assured the Board that the Development Services Department

and the APD will work together as a team to identify the security issues and will agendize this item for the next ARRA meeting.

## **7. ADJOURNMENT**

**Meeting was adjourned at 7:57 p.m.**

Respectfully submitted,

Irma Glidden  
ARRA Secretary